



APPLICATION FOR DESIGN REVIEW

City of La Habra Planning Department
110 East La Habra Blvd., P.O. Box 337, La Habra Ca 90633-0337
Phone: (562) 383-4100 Fax: (562) 383-4476

Office Use Only
21-01

APPLICANT

| | |
|--|---|
| Property Owner (s) mailing address Name <u>Votaw Properties c/o Jeff Davis</u> Address <u>301 W. Imperial Hwy</u> <u>La Habra, CA 90631</u> Phone: Home () _____ Work () _____ Fax () _____ E-mail <u>jeff@davisassociates.com</u> | Person to be contacted other than the property owner Name <u>The Olson Company c/o Doris Nguyen</u> Address <u>3010 Old Ranch Pkwy #100</u> <u>Seal Beach, CA 90740</u> Phone (562) <u>506-7708</u> Fax: () _____ E-mail <u>dnguyen@theolsonco.com</u> Affiliation <u>Applicant/Developer</u> |
|--|---|

INFORMATION

Location of Property 251 & 351 Imperial Hwy, La Habra, CA 90631

Legal Description of Property _____ Tract No. _____ Lot No. _____ or Attached (X)

Assessors Parcel Number 019-042-21 & 019-042-24

Present Use Commercial & Auto Broker Present Zoning R-4

PROPERTY OWNERS AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF ORANGE
CITY OF LA HABRA

I, (We) Jeff Davis being duly sworn, depose and say that I am (we are) the owner (s)* of the property involved in this petition and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge and belief and that I (we) have the intention to proceed with the application and understand that the application shall become null and void within six (6) months from the date this application is deemed incomplete as required by L.H.M.C. Section 18.08.130. In addition, I (we) have the intention to proceed with the actual construction work in accordance with these plans within one (1) year from the date of granting of this request and understand that this request if granted, becomes null and void if I (we) do not proceed with the actual construction work in accordance with these plans within one (1) year from the granting of this request.

SIGNED _____
SIGNED _____

Subscribed and sworn to before me on this _____ day of _____ 20____

by _____ proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Please see attached
Signature

*Power of attorney must accompany affidavit if signed by other than the actual owner of record.

FOR OFFICE USE ONLY

Application and Fee Received By DAVID LOPEZ Date 3-14-21

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

[Handwritten Signature]

 Signature of Document Signer No. 1

 Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of ORANGE

Subscribed and sworn to (or affirmed) before me
 on this 04 day of MARCH, 2021,
 by _____
 Date Month Year

(1) JEFFREY LLOYD DAVIS

 (and (2) _____),
 Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Hanswahini K.

 Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Application for design review.

Document Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: None



APPLICATION FOR CONDITIONAL USE PERMIT

City of La Habra Planning Department
110 East La Habra Blvd., P.O. Box 337, La Habra Ca 90633-0337
Phone: (562) 383-4100 Fax: (562) 383-4476
www.lahabracity.com

Office Use Only
CUP 21-01

APPLICANT
CONTACT
INFORMATION
REQUEST
PROPERTY OWNERS AFFIDAVIT

Property Owner(s) (use mailing address)

Name Votaw Properties c/o Jeff Davis

Address 301 W. Imperial Hwy
La Habra, CA 90631

Phone: Home () _____
Work () _____
Fax () _____
E-mail jeff@davisassociates.com

Representative (acting on behalf of the property owner(s))

Name The Olson Company c/o Doris Nguyen

Address 3010 Old Ranch Pkwy #100
Seal Beach, CA 90740

Phone () _____
Work: (562) 506-7708
Fax: () _____
E-mail dnguyen@theolsonco.com

Send all **short-term** correspondence to: Property Owner () Representative (X)

Send all **long-term** correspondence to: Property Owner () Representative (X)

Location of Property 251 & 351 Imperial Hwy, La Habra, CA 90631

Legal Description of Property _____ Tract No. _____ Lot No. _____ or Attached (X)

Assessors Parcel Number 019-042-21 & 019-042-24

Present Use Commercial & Auto Broker Present Zoning R-4

Please state what is intended to be done with the property which does not comply with the provisions of the Zoning code:
At this early stage in the development, the open space calculation would need to be analyzed for compliance.

STATE OF CALIFORNIA
COUNTY OF ORANGE
CITY OF LA HABRA

I, (We) Jeff Davis, being duly sworn, depose and say that I am (we are) the owner (s)* of the property involved in this petition and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge and belief and that I (we) have the intention to proceed with the application and understand that the application shall become null and void within six (6) months from the date this application is deemed incomplete as required by L.H.M.C. Section 18.08.130. In addition, I (we) have the intention to proceed with the actual construction work in accordance with these plans within one (1) year from the date of granting of the Conditional Use Permit and understand that this Conditional Use Permit if granted, becomes null and void if I (we) do not proceed with the actual construction work in accordance with these plans within one (1) year from the granting of this Conditional Use Permit.

SIGNED _____
SIGNED _____

Subscribed and sworn to before me on this _____ day of _____ 20____

by _____ proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Please see attached

Signature

*Power of attorney must accompany affidavit if signed by other than the actual owner of record.

REQUIRED FINDINGS

The City Planning Commission is required to make a "Finding of Fact" based upon the following questions and answers and such other evidence as may be established at a public hearing. Granting of the request is dependent upon proof that all four conditions have been met.

- A. That the granting of such Conditional Use Permit will not be detrimental to the public welfare and will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties and will not impair the character of the zone in which it is to be located.
- B. The subject site is physically suitable for the type of land use being proposed.
- C. The use is conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this title.
- D. The granting of this Conditional Use Permit is consistent with the Comprehensive General Plan.

OPERATIONAL CHARACTERISTICS

Please list all relevant characteristics of your proposal/business including, but not limited to the following: days and hours of operation, number of employees and a complete description of services provided.

Once constructed, the development would include 117 two and three-story residential townhomes with associated parking and amenities. The only employees would be a professional landscaping company hired by the Home Owner's Association to maintain the landscaping on-site.

NOTICE

Approval of your plans and specifications are subject to all conditions and requirements which may be imposed by the City of La Habra Planning Commission and/or City Council. This application shall become null and void within six months from the date of the project being deemed initially incomplete. An extension of six months may be approved by the Director of Community and Economic Development upon the submittal of a Continuance request fee, as per the fee schedule to cover the costs of extending the application.

The approval of your plot plans and specifications SHALL NOT be held to permit or approve any omission or deviation from, or any violation of the provisions of any city codes or ordinances or state laws except for the above specifically requested conditional use under a section of the City of La Habra Zoning Code.

FOR OFFICE USE ONLY:

Application and Fee Received By DAYID LOPEZ Date 3-11-21

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

[Handwritten Signature]

 Signature of Document Signer No. 1

 Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of ORANGE

Subscribed and sworn to (or affirmed) before me
 on this 04 day of MARCH, 2021,
 by _____
 Date Month Year

(1) JEFFREY LLOYD DAVIS

 (and (2) _____),
 Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature *[Handwritten Signature]*

 Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Application for conditional use permit
 Document Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: None



APPLICATION FOR DIVISION OF LAND

City of La Habra Planning Department
110 East La Habra Blvd., P.O. Box 337, La Habra Ca 90633-0337
Phone: (562) 905-9724 Fax: (562) 905-9643

Office Use Only
PCM _____

APPLICANT

| | |
|--|--|
| Property Owner (s) mailing address Name <u>Votaw Properties c/o Jeff Davis</u> Address <u>301 W. Imperial Hwy</u> <u>La Habra, CA 90631</u> Phone: Home () _____ Work () _____ Fax () _____ E-mail <u>jeff@davisassociates.com</u> | Person to be contacted for details other than the property owner Name <u>The Olson Company c/o Doris Nguyen</u> Address <u>3010 Old Ranch Pkwy #100</u> <u>Seal Beach, CA 90740</u> Phone (562) <u>506-7708</u> Fax () _____ E-mail <u>dnguyen@theolsonco.com</u> Affiliation <u>Applicant/Developer</u> |
|--|--|

INFORMATION

CHECK ONE: [] Tentative Parcel Map [X] Tentative Tract Map

Location of Property 251 & 351 Imperial Hwy, La Habra, CA 90631

Legal Description of Property Tract No. _____ Lot No. _____ or Attached (X)

Assessors Parcel Number 019-042-21 & 019-042-24

Present Use Commercial & Auto Broker Present Zoning R-4

Number of existing parcels 2 Number of proposed parcels 2

Total acreage 4.9 acres

Engineer or Licensed Surveyor who has prepared the exhibits:
 Name C&V Consulting, Inc. c/o Ryan Bittner
 Address 9830 Irvine Center Drive, Irvine, CA 92618
 Phone 949-916-3800 License # RCE 68167

PROPERTY OWNERS AFFIDAVIT

STATE OF CALIFORNIA)
 COUNTY OF ORANGE) ss.
 CITY OF LA HABRA)

I, (We) Jeff Davis being duly sworn, depose and say that I am (we are) the owner (s)* of the property involved in this petition and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge.

SIGNED _____
 SIGNED _____

Subscribed and sworn to before me this _____ day of _____ 20____

Please see attached
 Notary Public in and for said County and State

*Power of attorney must accompany affidavit if signed by other than the actual owner of record.

OVER

NOTICE

The City Code requires that the applicant consult with the Engineering Department on the following items prior to filing the application with the Planning Commission: dedication, drainage, street improvements, sewers, etc.

Please submit this application with 15 copies of your plans.

SHOW ALL ITEMS REQUIRED BY THE CITY ENGINEER

APPLICATION PROCEDURE

1. Contact the County Surveyor to receive a tentative map number.
2. Submit the completed application form and eighteen (18) sets of maps to the Planning Department.
3. Tentative Tract Map or Parcel Map presented to Planning Commission.
 - a. Planning Commission approves or disapproves map.
 - b. City Council acts on any appeal of a map.
4. If Tentative Map approved with conditions:
 - a. Comply with all conditions and prepare final map.
5. Submit final map to City Engineer and County Surveyor for review.
6. Once approvals from City Engineer and County Surveyor have been received, applicant submits original mylar and 8 copies of final map to City Engineer for approval by City Council.
7. City Council approves or disapproves and accepts dedication(s) (if applicable).
8. City Engineer signs original map and releases to title company which submits map to County Surveyor.
9. Final map shall be approved by the City and recorded with the County within two years of the date of approval of the tentative map or it shall expire.

FOR OFFICE USE ONLY

Application and Fee received by: DAVID LOPSE

Date: 3-11-21

Amount: \$ _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

[Signature]
 Signature of Document Signer No. 1

 Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of ORANGE

Subscribed and sworn to (or affirmed) before me
 on this 04 day of MARCH, 2021,
 by _____
 Date Month Year

(1) JEFFREY LLOYD DAVIS
 (and (2) _____),
 Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Signature]
 Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Application for division of land
 Document Date: _____ Number of Pages: 2
 Signer(s) Other Than Named Above: _____